

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Janet Saxton
Site Review
416 S.E. 15 Court

Case #: 06-R-02

Date: 1/8/02

Comments:

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. Verify with Zoning Plans reviewer if any revisions have been made to the City's Code of Ordinances which would permit tandem parking for this use ? If not only 4 spaces would be provided on site.
3. Provide a copy of the executed off site parking agreement or the intent from the owner to execute one which accounts for their parking and the additional demand on this site without further parking complications prior to requesting final DRC authorization.
4. Design for (by including the appropriate construction detail) the reconstruction of the City sidewalk along back of the parking spaces to a thickness of six (6) inches per standard detail P2.1 (Engineering Standards & Specifications) prior to final DRC authorization.
5. Greater than 50% of the frontage along S.E. 15 Street is to be paved. Per Section 47-20 an exfiltration system shall be designed to retain underground the surface water runoff resulting from this increased impervious area. Please supplement the design with the appropriate engineered plans and detail(s).

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The existing four (4) ft. high CBS wall runs to the property line and lies within the required 10 X 10 Ft. clear sight triangle at intersection of the property line and parking or drive access. This wall must be cut to 2.5 ft. (30 inches) height to allow for sight through this triangle per Section 47-20 ULDR.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Janet Saxton

Case #: 06-R-02

Date: 01-08-02

Comments:

No Comments.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Janet Saxton

Case #: 06-R-02

Date: January 8, 2002

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Janet Saxton

Case #: 06-R-02

Date: 01-08-02

Comments:

1. The use of the Crape Myrtles at the street may be a sight triangle problem. Use another variety, such as a palm.
2. Indicate any existing trees or palms (if any). All Tree Preservation Ordinance requirements apply.
3. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

Regarding the "off site parking plan", this site will be checked by staff prior to D.R.C. signoff. Any Landscape Code deficiencies will be identified and addressed as per Code requirements.

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Division: Planning

Member: Jim Koeth
828-5276

Project Name: Janet Saxton

Case #: 6-R-02

Date: January 8, 2002

Comments:

1. Discuss with Zoning Rep. whether proposal is considered a Mixed-Use Development because existing residential and office occur on the same site.
2. Proposal requires off-street parking agreement. Agreement requires separate application and approval. Agreement must be recorded prior to Final DRC approval.
3. Provide a copy of the most current recorded plat for the proposed site. Applicant shall provide documentation verifying that site does not require platting. I.e.: specifically delineated lots under previous plat, verification letter from Broward Co. Planning Council, et. al.
4. Response to all comments shall be provided within 60 calendar days or project may be subject to additional DRC review.

Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: Janet Saxon

Case #: 06-R-02

Date: January 8,

Comments:

Is there any form of access control for the reception area?

Recommend burglary/robbery alarm system.

Recommend CCTV system for office and entrance door.

Are there additional security plans?

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Janet Saxon

Case #: 06-R-02

Date: 1/8/02

Comments:

1. Provide a site plan and survey of off-street parking lot. Seven parking spaces shown on site plan shall comply with current ULDR parking requirements.
2. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
3. Additional comments may be forthcoming at DRC meeting.